

1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND FOUNDATION PLAN.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
5. ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.

PARCEL NO.: 211-27-001
PARCEL AREA: ±11.06 ACRES
PROPOSED LEASE AREA: ±1.12 ACRES

TOTAL BUILDING AREA 2,910 SF

EXISTING PARKING SUMMARY:

PROPOSED PARKING SUMMARY:

CITIZENS BANK PARKING:

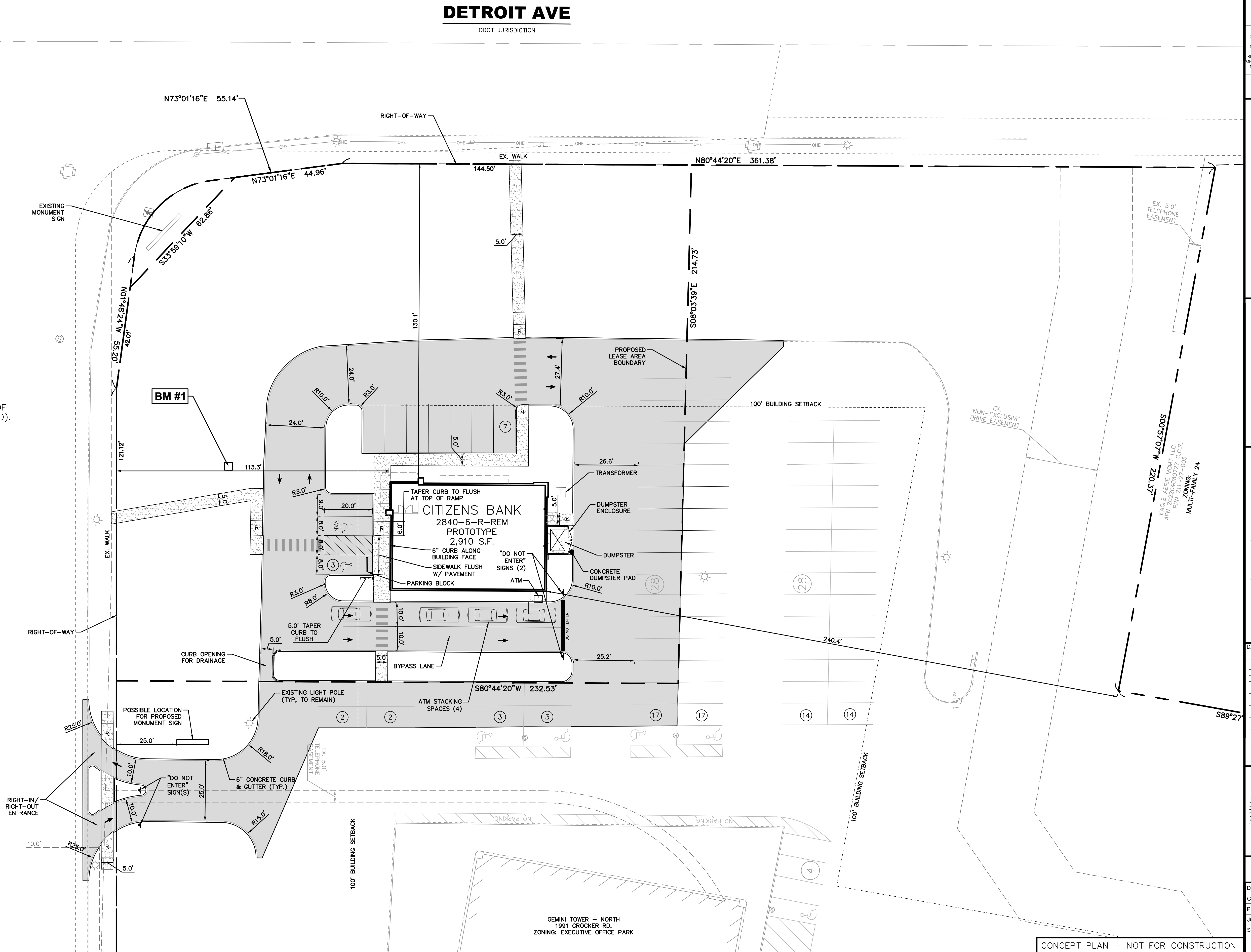
*REMAINDER (1991 CROCKER RD):

STANDARD SPACES:	68 SPACES
ADA SPACES:	4 SPACES
TOTAL SPACES:	72 SPACES

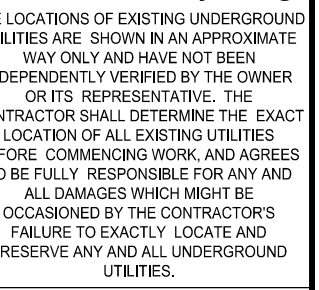
*PARKING SUMMARY ONLY ANALYZES PARKING IN THE SECTION OF THE PARCEL NORTH OF GEMINI TOWER-NORTH (1991 CROCKER RD).

BENCHMARK #1:
RIM GRADE OF STORM STRUCTURE 7
(SEE ALTA SURVEY)
ELEVATION: 682.20 (NAVD88)

	PROPERTY LINE		PAINTED STOP BAR W/ STOP SIGN
	PROPOSED LEASE AREA		TRAFFIC FLOW ARROWS
	PROPOSED 6" CONCRETE CURB & GUTTER		PROPOSED SIGN
	PROPOSED SIDEWALK		PROPOSED FIRE LANE SIGN
	PROPOSED CONCRETE		PARKING ROW COUNT
	PROPOSED/EXISTING ASPHALT PAVEMENT (EXTENTS TO BE DETERMINED)		ADA PARKING SPACE
	DRIVE - THRU STACKING		SIDEWALK RAMP
			PROPOSED/EXISTING LIGHT POLE



CONCEPT PLAN – NOT FOR CONSTRUCTION

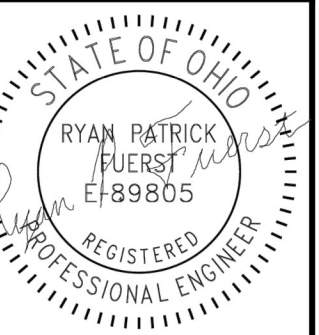


NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE
RESPONSIBILITY OF THE CONTRACTOR;
NEITHER THE OWNER NOR THE ENGINEER
SHALL BE EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE WORK,
PERSONS ENGAGED IN THE WORK, OF ANY
LARGE STRUCTURES, OR OF ANY OTHER
PERSONS.
COPYRIGHT © 2026 ATWELL LLC NO
REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR WRITTEN
CONSENT OF ATWELL LLC

CITY OF WESTLAKE
CUYAHOGA COUNTY, OHIO

CITIZENS BANK
CITIZENS BANK #XXXX
PRELIMINARY LAYOUT PLAN

TE
JUNE 1, 2026
REVISIONS/SUBMITTALS



 SCALE: 1"=20"
AWN BY: RPF
CHECKED BY: EA
PROJECT MANAGER: EA
PROJECT #: 26001289
PROJECT NO.

C01